

041.0

Map

0005

Block

0021.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 850,700 /

USE VALUE: 850,700 /

ASSESSed: 850,700 /

Total Card /

Total Parcel

850,700

850,700

850,700

PROPERTY LOCATION

No

Alt No

Direction/Street/City

39

EXETER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: LYNCH JOSEPH T N-ETAL

Owner 2: THOMAS JEAN C

Owner 3:

Street 1: 39 EXETER STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA

Cntry:

Own Occ: N

Postal: 02474

Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov:

Cntry:

Postal:

NARRATIVE DESCRIPTION

This parcel contains 4,500 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Wood Shingle Exterior and 2160 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdms.

OTHER ASSESSMENTS

Code

Descrip/No

Amount

Com. Int

PROPERTY FACTORS

Item

Code

Description

%

Item

Code

Description

Z

R2

TWO FAMIL

100

water

o

Sewer

n

Electri

Census:

Exmpt

Flood Haz:

D

Topo

s

Street

t

Gas:

LAND SECTION (First 7 lines only)

Use Code

Description

LUC Fact

No of Units

Depth / PriceUnits

Unit Type

Land Type

LT Factor

Base Value

Unit Price

Adj

Neigh

Neigh Infl

Neigh Mod

Infl 1

%

Infl 2

%

Infl 3

%

Appraised Value

Alt Class

%

Spec Land

J Code

Fact

Use Value

Notes

104

Two Family

4500

Sq. Ft.

Site

0

80.

1.23

1

443,999

444,000

2021

Total AC/HA: 0.10331

Total SF/SM: 4500

Parcel LUC: 104

Two Family

Prime NB Desc: ARLINGTON

Total: 443,999

Spl Credit

Total: 444,000

DISCLAIMER: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

IN PROCESS APPRAISAL SUMMARY

Use Code

Land Size

Building Value

Yard Items

Land Value

Total Value

104

4500.000

406,700

444,000

850,700

Total Card

0.103

406,700

444,000

850,700

Total Parcel

0.103

406,700

444,000

850,700

Source: Market Adj Cost

Total Value per SQ unit /Card: 393.84

/Parcel: 393.8

Legal Description

User Acct

28534

GIS Ref

GIS Ref

Entered Lot Size

Total Land:

Land Unit Type:

Parcel ID

041.0-0005-0021.0

PREVIOUS ASSESSMENT

Tax Yr

Use

Cat

Bldg Value

Yrd Items

Land Size

Land Value

Total Value

Asses'd Value

Notes

Date

2020

104

FV

406,700

0

4,500.

444,000

850,700

850,700

Year End Roll

12/18/2019

2019

104

FV

361,500

0

4,500.

471,800

833,300

833,300

Year End Roll

1/3/2019

2018

104

FV

361,500

0

4,500.

344,100

705,600

705,600

Year End Roll

12/20/2017

2017

104

FV

339,000

0

4,500.

299,700

638,700

638,700

Year End Roll

1/3/2017

2016

104

FV

339,000

0

4,500.

255,300

594,300

594,300

Year End

1/4/2016

2015

104

FV

302,000

0

4,500.

249,800

551,800

551,800

Year End Roll

12/11/2014

2014

104

FV

302,000

0

4,500.

205,400

507,400

507,400

Year End Roll

12/16/2013

2013

104

FV

314,300

0

4,500.

195,400

509,700

509,700

12/13/2012

SALES INFORMATION

Grantor

Legal Ref

Type

Date

Sale Code

Sale Price

V

Tst

Verif

Notes

DEMERIS STEPHAN

23586-64

8/27/1993

194,500

No

No

Y

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date

Number

Descrip

Amount

C/O

Last Visit

Fed Code

F. Descrip

Comment

ACTIVITY INFORMATION

Date

Result

By

Name

11/9/2018

Info At Door

HS

Hanne S

4/14/2009

Measured

163

PATRIOT

2/26/2000

Mailer Sent

2/24/2000

Measured

264

PATRIOT

8/17/1993

KT

Sign:

VERIFICATION OF VISIT NOT DATA

__/__/__

